



VERITY
FREARSON

APT 10 ROYAL BATHS II, MONTPELLIER ROAD, HARROGATE, HG1 2EG

£525,000

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Harrogate, HGI 2EG

A rare opportunity to purchase a very stylish, purpose-built apartment with sun terrace, forming part of this exclusive development within the heart of Harrogate, situated in the Montpellier quarter of the town adjacent to the Royal Baths, close to the Valley Gardens and convenient for all of Harrogate's amenities.

This superb fourth-floor apartment offers well-appointed two-bedroom accommodation with en-suite facilities and spacious living accommodation with top-quality fittings throughout and a large sun terrace. The apartment also has the benefit of a secure underground parking space and a mobile-operated security system.



2 Reception Rooms · Kitchen

2 Bedrooms · En-Suite Shower Room · Bathroom

Secure Underground Parking · Roof Terrace · Communal Grounds







ACCOMMODATION

GROUND FLOOR

Security-controlled entrance door leads to –

LUXURIOUSLY APPOINTED RECEPTION HALL

With passenger lift and stairwell to upper floors.

FOURTH FLOOR

Private front door leads to –

PRIVATE RECEPTION HALL

With wood flooring and large fitted cloaks cupboard. Wall-mounted electric radiator.

SITTING ROOM

With French doors leading to a **SUN TERRACE** to the front overlooking the Montpellier Quarter and the Crown Hotel, plus windows to side. Oak flooring throughout. Low-voltage spotlighting to ceiling. Wall-mounted electric radiator. Storage cupboard housing the hot-water cylinder. Open plan to –

DINING ROOM

With large bi-folding windows to side providing magnificent views over Harrogate. Wall-mounted electric radiators and oak flooring.

KITCHEN

Fitted with an extensive range of top-quality units comprising base cupboards with granite work surfaces and splashbacks having an inset stainless-steel sink unit and matching wall-mounted units. Extensive range of fully integrated appliances including induction hob with oven below and designer hood above. Further appliances include a microwave, integrated dishwasher and fridge and freezer. Plumbing for washing machine. Tiled floor with under-floor heating. Low-voltage spotlighting to ceiling.

BEDROOM 1

Two double-glazed windows to the front. Glazed door lead to the roof terrace. Electric radiator.

EN-SUITE SHOWER ROOM

Modern designer suite comprising low-flush WC, designer wash-hand basin and corner shower cubicle. Recessed mirrors above washbasin and WC, with lighting. Fully tiled walls and tiled floor with under-floor heating. Chrome ladder-style heated towel rail.

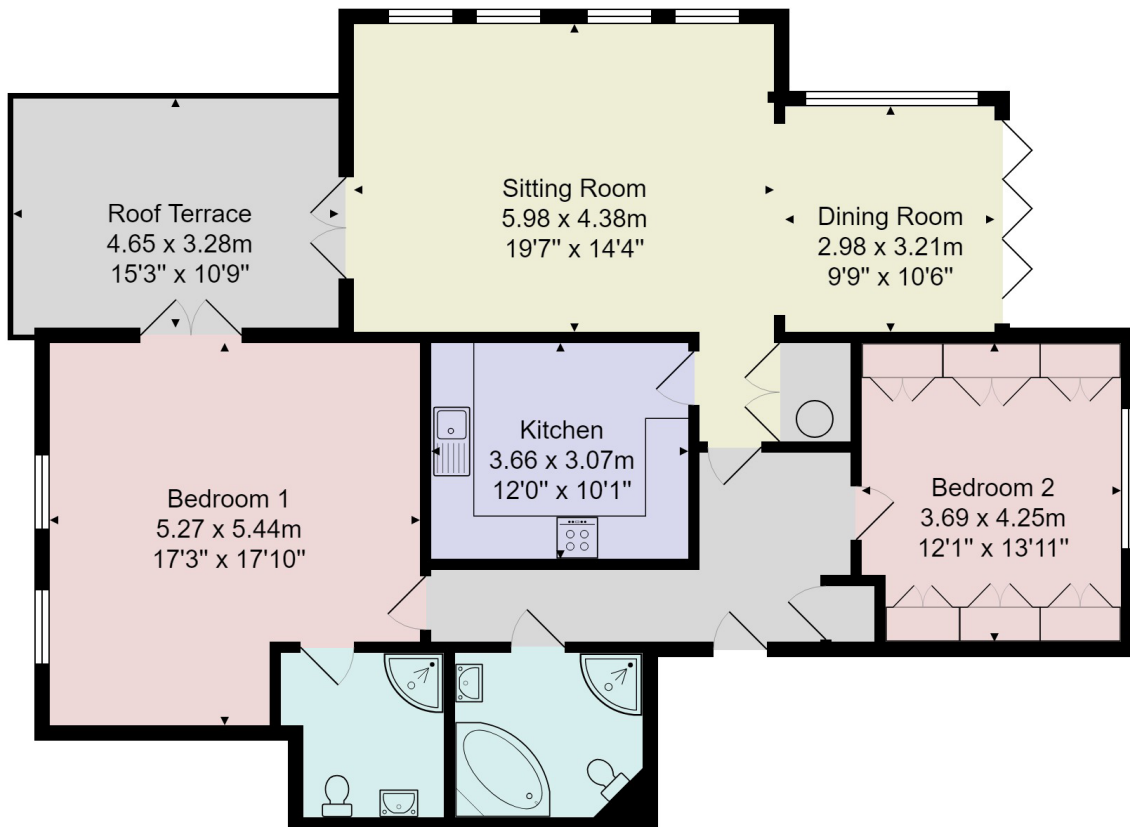
BEDROOM 2

Window to rear. Extensive range of fitted wardrobes and low-voltage spotlighting to ceiling. Electric radiator.

BATHROOM

Modern designer suite comprising low-flush WC with concealed cistern, designer washbasin, panelled corner bath and corner shower cubicle. Fully tiled walls and tiled floor with under-floor heating. Large wall-mounted recessed mirror with de-mister heater. Chrome ladder-style heated towel rail.

FLOOR PLAN



Total Area: 118.9 m² ... 1280 ft² (excluding roof terrace)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

The property has the rare benefit of a large roof terrace, which can be accessed via the master bedroom and the sitting room. Royal Baths II stands in its own private grounds with well-maintained gardens for shared use by residents. The apartment has the benefit of an allocated parking space in the underground car park. There is also an additional private storage cupboard on the fourth-floor landing (3'5 x 2'5).

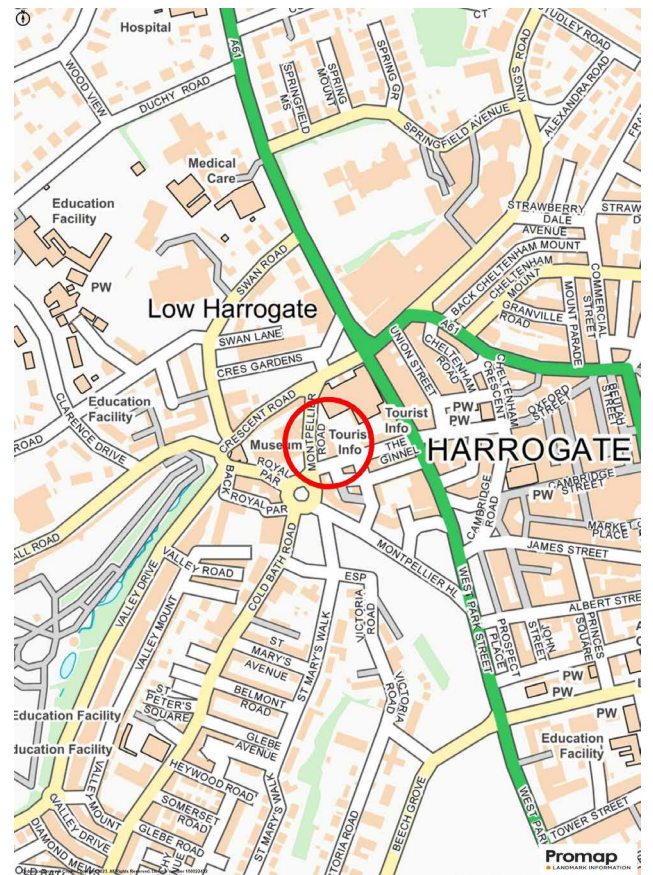
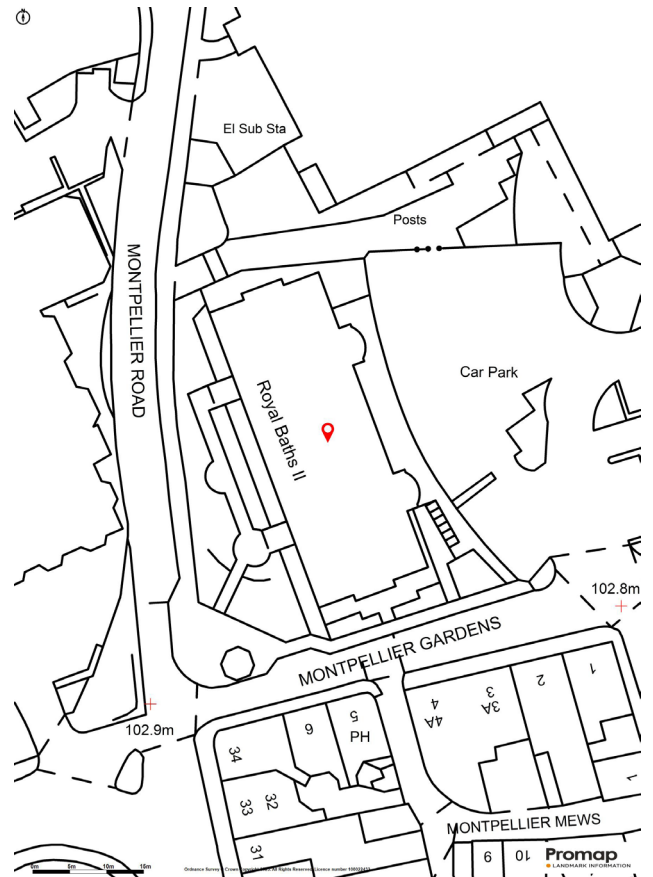
Services

All mains services connected with the exception of gas.

Tenure

Long Leasehold, with the remainder of a 999-year lease. The details of the lease will need to be approved by the purchaser's solicitors. The current standing charge is understood to be £? per annum.

Council Tax Band - G



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk